

**41, Gloucester Road,
Bournemouth, BH7 6HZ**



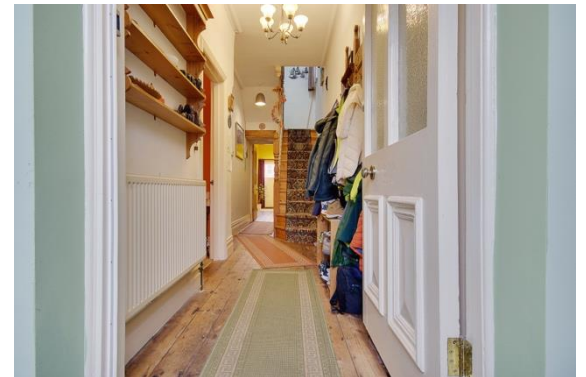
Property overview

Guide Price £390,000

A spacious four-bedroom detached house, this characterful property is situated in a convenient location. With easy access to local shops in Pokesdown and Boscombe, as well as the picturesque Kings Park recreational ground and the mainline Pokesdown train station, this house offers both comfort and accessibility. Additionally, the clifftops and beaches are conveniently reachable via the nearby Woodland Walk. Also well positioned for excellent travel links to Bournemouth, Southbourne, and Christchurch.

The accommodation comprises a porch, hallway, lounge, and a dining room with an inviting open fire, perfect for creating a warm and welcoming atmosphere. The kitchen/breakfast room offers ample space for entertaining, while a larder and external utility room provide practical storage solutions. On the first floor there is a landing leads to a well-appointed bathroom, a separate W.C., and four bedrooms.

The house also benefits from gas-fired central heating, front garden (offers the potential for conversion into off-road parking, subject to permissions and related works), a good-sized South Westerly garden, greenhouse and shed, providing external storage.



Accommodation

Entrance Porch: 3' 10" x 3' 1" (1.17m x 0.94m)

Tiled floor, door to:

Hallway: 22' 6" max x 12' 2" max (6.85m x 3.71m)

Feature architrave, ceiling rose, feature wood floor, stairs to first floor, under stairs recess with high level consumer unit, electric meter and additional consumer unit, doors to accommodation.

Lounge: 14' 10" max into bay x 12' 2" max (4.52m x 3.71m)

Feature architrave, ceiling rose, bay window to front, feature fire surround, radiator, feature tall skirting boards.

Dining Room: 11' 11" max x 11' 2" max (3.63m x 3.40m)

Feature architrave, window to rear aspect, feature fire surround (working chimney), radiator, feature wood flooring.

Kitchen/Breakfast Room: 18' 1" max x 11' 9" max (5.51m x 3.58m)

Part sloped ceiling, window to side aspect, range of low-level units, stainless steel sink/drain, space for oven, exposed brick chimney breast, feature wood flooring, door to garden and opening to:

Walk in larder: 5' 11" x 4' 6" (1.80m x 1.37m)

Space for fridge/freezer, shelving providing storage, VAILLANT combination boiler, gas meter, window to side aspect, tiled floor.

External Utility: 6' 0" x 5' 2" (1.83m x 1.57m)

Light point, electric points, plumbing for washing machine.

Landing (Split Level): 23' 5" x 5' 6" (7.13m x 1.68m)

Smoke alarm, hatch to loft, window to side aspect, doors to accommodation.

Bedroom One: 15' 1" max into bay x 10' 6" max (4.59m x 3.20m)

Bay window to front aspect, feature fire surround, radiator.

Bedroom Two 12' 2" max x 10' 8" max (3.71m x 3.25m)

Window to rear aspect, radiator, feature fire surround.

Bedroom Three: 11' 9" max x 11' 1" (3.58m x 3.38m)

Window to rear aspect, radiator, feature fire surround.

Bedroom Four: 8' 5" x 6' 1" (2.56m x 1.85m)

Window to front aspect, radiator.

Bathroom: 6' 5" x 5' 8" (1.95m x 1.73m)

Window to side aspect, part tiled walls, p-shaped bath (with glazed door and mixer tap with shower attachment over), ladder style towel radiator, wash hand basin with tiled splash back and mirror over, low-level built-in storage cupboard.

Separate WC: 5' 11" x 2' 7" (1.80m x 0.79m)

Window to side aspect, WC, wash hand basin with tiled splash back, ladder style towel radiator.

Rear External:

South-West facing, patio, mainly laid to lawn, planting bed, shed (with light/power and water tap) providing storage.

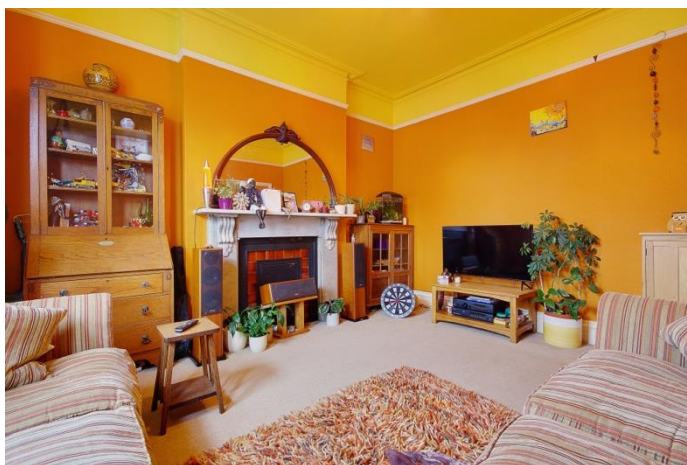
Front External:

Stone path to front door and side gate (leading to side path and rear garden), established planting beds, enclosed by low level brick wall.

Potential Off Road Parking:**(Check with Theresa this is ok to ad)**

The front garden has the potential to create off road parking (like the neighbour). This would be subject to the relevant permission and cost of adding a dropped kerb, removing the lamp post, and other remedial costs (removal of wall and landscaping etc.).

Photography

















Floor Plan



EPC

Energy performance certificate (EPC)

41 Gloucester Road BOURNEMOUTH BH7 6HZ	Energy rating D	Valid until: 3 October 2033 Certificate number: 0841-3930-0200-2177-7200
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Property type	Detached house
Total floor area	118 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's current energy rating is D. It has the potential to be C.

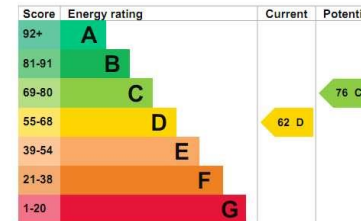
[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60



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